

MINUTES OF THE SYDNEY WEST REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT BLUE MOUNTAIN CITY COUNCIL ON THURSDAY, 22 MARCH 2012 AT 5.00 PM

PRESENT:

Mary-Lynne Taylor	Chair
Paul Mitchell	Panel Member
Bruce McDonald	Panel Member
Clr Daniel Myles	Panel Member
Clr Chris Van der Kley	Panel Member

IN ATTENDANCE

Will Langevad	Manager, Development and Planning Services, BMCC
Byron Tully	Principal Planner, Development Planning, BMCC
Catherine Maddox	Owner Representative - Woolworths
Marian Higgins	Applicant - The Planning Group
Ivan Jeray	Resident

APOLOGIES: NONE

1. **The meeting commenced at 5:03pm**
2. **Declarations of Interest** - None
3. **Business Items**

ITEM 1 - 2010SYW062 - Blue Mountains - X/823/2010 – additions to existing retail development and additional car parking – 30-34 Waratah and 38-40 Parke Sts Katoomba.

4. **Owner Submission** – Catherine Maddox on behalf of the Owner. Upon acknowledgment by the Chair Mary-Lynne Taylor, Ms Maddox advised that she and Marian Higgins were available to the Panel if any questions arose. The Panel had no questions.
5. **Statement of change** – The Chair Mary-Lynne Taylor outlined alterations to the wording of the proposed “*Deferred Commencement*” matters and the conditions of consent. The Chair advised that the proposed alterations were considered minor and did not represent a substantive change to the proposed development.
 - 5.1 Deferred Commencement matter 1 (Reclassification of Land): amended to include a threshold test and correct a typographical error.
 - 5.2 Deferred Commencement matter 2 (Endorsed Planning Agreement): amended to include a threshold test.
 - 5.3 Condition 7 (Sydney Catchment Authority): delete preamble and replace with “The following Sydney Catchment Authority Conditions apply”. Insert “*relevant*” requirement into SWMP provisions.

- 5.4 Condition 18 (Contaminated Building Material): delete “*requirements*” and insert “*findings*” in relation to the recommendations of the survey report. More specific provisions for forwarding of revised Hazmat Services Pty Ltd report to the Council.
- 5.5 Condition 20 (Crime Prevention): Delete northern “*pedestrian walk*” and replace with “*service path*”. Delete graffiti to be “*quickly removed*” and insert “*removed within 24 hours*”. Condition amended to clarify illumination of the path. Insert “*No materials are to be stored within service path area*”.
- 5.6 Condition 29 (Adjoining Buildings) Delete “*prepared and implemented by an appropriately experienced professional*” and insert “*prepared and their implementation to be supervised by an appropriately experienced professional*”. First dot point, delete “*...during the excavation process and shall directly supervise the excavation work...*” and insert “*to directly supervise the excavation work to ensure adequate shoring and structural support measures are implemented*”.
- 5.7 Condition 32 (Preconstruction Meeting): After the phrase “*works within*” insert “*...Council’s roads, namely...*”.
- 5.8 Condition 38 (Noise Mitigation Construction) Delete all text and insert “*The development shall be constructed with the aim of achieving the construction noise management levels detailed in the Interim Construction Noise Guidelines (Department of Environment and Climate Change 2009). All feasible and reasonable noise mitigation measures shall be implemented. A copy of the guideline is available from the Office of Environment and Heritage at www.environment.nsw.gov.au.*”
- 5.9 Condition 49 (Fire Safety Upgrading – Occupation). After the phrase “*...in this consent*” replace the remaining text with “*...at condition 14 (Fire Safety Upgrading) are to be completed to the satisfaction of the Principal Certifying Authority (PCA) prior to the issue of an Occupation Certificate. Advisory Note: Fire safety upgrades of the existing building are imposed in accordance with Clause 94 of the Environmental Planning and Assessment Regulation 2000*”.
- 5.10 Condition 60 (Hours of Operation of the supermarket and the discount department store) Delete the weekdays and Thursday times and insert “*Weekdays 8:00am – 12:00 Midnight, except for Thursday 7:00am – 12:00 Midnight*”
6. **Condition 10a (Pedestrian Crossing – Pioneer Place)** The Chair advised of a proposed new condition relating to traffic calming on approach to the Pioneer Place pedestrian shared area. The proposed condition is to read “*The approved work in Pioneer Place shall include the provision of relevant traffic calming devices, including a speed hump, and shall be integrated with the sight distance requirements to the pedestrian crossing required under Condition 10(i)*”. The proposed condition was put to Catherine Maddox on behalf of the Owner, who raised not objection to its inclusion in the conditions of consent.

7. The Panel’s Decision

2010SYW062 - Blue Mountains - X/823/2010 – additions to existing retail development and additional car parking – 30-34 Waratah and 38-40 Parke Sts Katoomba

The Panel unanimously approved the application for the reasons given in the council assessment report and with the conditions attached to that report and as amended as specified in these minutes.

8. Meeting concluded 5:14pm

Endorsed by

A handwritten signature in black ink, appearing to read 'MLT', is positioned below the text 'Endorsed by'.

Mary-Lynne Taylor
Chair, Sydney West Region
Joint Regional Planning Panel
Date: 5 April 2012